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TIF Assistance Will Support Gotham Greens Expansion in Pullman

The development of Gotham Green's 100,000-square-foot commercial greenhouse in Pullman will be supported through a Tax Increment Financing (TIF) plan approved today by City Council.

TIF assistance up to \$3.4 million will help pay for site preparation work, including clearing, grading, environmental and infrastructure improvements.

The 6.2-acre project site near 107th Street and Doty Avenue was occupied by a Ryerson Steel factory until 2008. The site work will be performed by its current owner, Chicago Neighborhood Initiative, which will subsequently sell it to Gotham Greens for greenhouse construction.

The glass-roofed facility will employ about 60 workers upon completion, with potential for a future, 40,000-square-foot expansion. The \$12.5 million project is planned to produce premium quality vegetables and herbs year-round for retailers, restaurants and institutional customers across the region.

Founded in 2011, the New York-based company already operates a commercial-scale rooftop greenhouse atop Pullman's Method Products factory.

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Former West Pullman Elementary School Honored With Landmark Status

The former West Pullman Elementary School building on Chicago's Far South Side was approved as an official City of Chicago landmark by City Council today.

Featuring masonry details embellished with stone, molded brick, terra cotta and decorative metal, the block-long building at 11917-51 S. Parnell Ave. illustrates a progressive period of school design and innovation from the late 19th to the early 20th centuries.

The original school building was built in the Romanesque Revival style by architect W. August Fiedler in 1894. A three-story addition designed in Classical Revival style by architect William B. Mundie was added to its north side in 1900, followed by another Classical Revival-style addition by architect John C. Christensen in 1923.

The designation will protect the exteriors of all three phases from significant alteration or demolition.

Closed in 2013, the building is proposed to be converted into affordable senior apartments. The designation was recommended by the Commission on Chicago Landmarks in March.

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Land Sale Will Support New City Commercial Building

A \$3 million commercial building will be developed in New City through a City-owned land sale approved today by City Council.

The vacant, 3.4-acre site at 4021 S. Normal Ave. will developed by MICO Express LLC as a 30,000-square-foot business complex for CPMH Construction, which will relocate from a smaller space nearby. The project includes office space, a truck maintenance area, parking, outdoor storage, and landscaping.

Valued at \$806,000, the property will be sold for \$85,000 with the remaining \$721,000 placed in escrow to cover potential environmental remediation costs.

The project is expected to retain and create 45 permanent jobs. Construction will begin this summer and temporarily employ approximately 70 people.

CMPH is a full-service construction company specializing in sewer system installation, evacuation work, asphalt paving, masonry construction, custom fences and gates.

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New Park Projects Approved For North and South Sides

A pair of parks on the North and South sides will be constructed through City land sales and financing approved today by City Council.

Edgewater Medical Center Park, 5700 N. Ashland Ave.

A one-acre park will be developed on the western portion of the former Edgewater Medical Center site in Edgewater, where the City will transfer six parcels of land for \$1 to the Chicago Park District. Tax Increment Financing (TIF) assistance up to \$960,000 will support the development of walking paths, landscaping, benches, fencing and lighting. The park will serve as an open space amenity for the surrounding community. The remainder of the medical center site is expected to be redeveloped with a mix of apartments and homes involving former hospital buildings and new construction.

10440-44 S. Corliss Ave.

A new playlot park will be developed in Pullman through the sale of three City-owned lots for \$1 each to the Park District, which will improve the quarter-acre site with playground equipment, landscaping and fencing. Construction is being coordinated with KaBoom, a national non-profit that helps build playgrounds in low-income communities, and Chicago CRED, a local workforce development organization.

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Property Tax Incentives Will Support Three Pullman Industrial Corridor Projects

Property tax incentives approved today by City Council will support industrial redevelopment projects for food companies in the Pullman Industrial Corridor.

A Class 6(b) property tax incentive will help the Keebler Co. operate its 267,000-square-foot manufacturing complex at 750 E. 110th St. The estimated \$1.9 million in tax savings over the 12-year renewal period will enable the company to invest up to \$6 million in new packaging equipment and add up to 50 new jobs to its 363-person workforce over the next five years.

A pair of Class 6(b) property tax incentives on behalf of Dutch Farms Inc. will help the company and its affiliates retain 415 jobs by lowering the property taxes on 30 acres of land at 10823 S. Langley Ave. and 700 E. 107th St. Taxes on the properties, which are occupied by Dutch Farms and related businesses including Pullman Sugar, Wooden Shoe Logistics, Good Foods and DaBecca Natural Foods, will be reduced approximately \$1.2 million over the 12-year incentive period.

The Class 6(b) incentive encourages the redevelopment of industrial properties by lowering the Cook County tax rate for eligible projects.

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